

G-II-A-110

Coddington Homestead
Selbysport
Private

c.1835

The Coddington Farmstead is one of few 18th century land grants in Garrett County to demonstrate continuous occupation, and to retain an architecturally sophisticated building from the early period. The Coddington who built this farmhouse was reflecting a style common in late 18th and early 19th century tidewater Maryland. A long, narrow house one room deep, heated by an exterior stone chimney at either end, of center-hall plan with a room to either side; contrasts sharply with the square, German 3-room plan.

The original, true $1\frac{1}{2}$ -story, five-bay by one-bay house faces north under an east-west gable roof. Centered perpendicularly to the east end stands a two-story, three-bay by two-bay gable-roofed addition.

INVENTORY FORM FOR STATE HISTORIC SITES SURVEY

1 NAME

HISTORIC

AND/OR COMMON

Coddington Homestead

2 LOCATION

STREET & NUMBER

Old Morgantown Rd., west side, approx. 1 mile southwest of Selbysport

CITY, TOWN

Selbysport

☒ VICINITY OF

CONGRESSIONAL DISTRICT

6th

STATE

Maryland

COUNTY

Garrett

3 CLASSIFICATION

CATEGORY

☐ DISTRICT☒ BUILDING(S)☐ STRUCTURE☐ SITE☐ OBJECT

OWNERSHIP

☐ PUBLIC☒ PRIVATE☐ BOTH

PUBLIC ACQUISITION

☐ IN PROCESS☐ BEING CONSIDERED

STATUS

☒ OCCUPIED☐ UNOCCUPIED☐ WORK IN PROGRESS

ACCESSIBLE

☐ YES: RESTRICTED☐ YES: UNRESTRICTED☒ NO

PRESENT USE

☒ AGRICULTURE☐ COMMERCIAL☐ EDUCATIONAL☐ ENTERTAINMENT☐ GOVERNMENT☐ INDUSTRIAL☐ MILITARY☐ MUSEUM☐ PARK☒ PRIVATE RESIDENCE☐ RELIGIOUS☐ SCIENTIFIC☐ TRANSPORTATION☐ OTHER**4 OWNER OF PROPERTY**

NAME

Virginia Lohr

Telephone #:

STREET & NUMBER

Old Morgantown Rd.

CITY, TOWN

Selbysport

☐ VICINITY OF

Maryland

STATE, zip code

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC

Garrett County Courthouse

Liber #: 166

Folio #: 394

STREET & NUMBER

Third and Alder Street

CITY, TOWN

Oakland

STATE

Maryland 21550

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

NONE

DATE

☐ FEDERAL ☐ STATE ☐ COUNTY ☐ LOCALDEPOSITORY FOR
SURVEY RECORDS

CITY, TOWN

STATE

7 DESCRIPTION

G-II-A-110

CONDITION

☐ EXCELLENT
☒ GOOD
☐ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☐ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☐ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Coddington Homestead is located on the southeast side of a hill northwest of Selbysport on the Old Morgantown Road. The original road is still visible north of the farm. A two-part frame house and an early twentieth century frame bank barn remain on the property.

The original, true 1½-story five-bay by one-bay house faces north under an east-west gable roof. Centered perpendicularly to the east end stands a two-story, three-bay by two-bay gable-roofed addition.

The first section appears to date from the second quarter of the 19th century. Entrances occupy the center bay on either side. The end bays on the south, and the entire west gable end are unfenestrated. Two-over-two sash windows light the first floor, while two-pane casement windows light the half-story. A nine-pane casement window lights the facades central bay in the half-story. Flat-board pedimented architraves, as well as the sash, are late-19th century replacements of the original features.

A shed-roofed one-story porch supported by turned posts covers the facade. Large exterior stone chimneys, one at either end, have been replaced with one brick and one concrete block stove-flue chimney.

The Coddington House is built over a full stone cellar. In both sections of the house, asbestos shingles cover the original siding, and standing-seam metal covers the roof.

The floor plan consists of a central stair hall with one room to either side. The west room retains its beaded chair rail. The window sill drops below the level of the chair rail. Architraves exhibit flattened Greek ovolo moldings. Doors feature two long, narrow, shallow panels.

The stair, starting at the east side of the south end of the hall, includes two short runs joined by a landing running the width of the hall.

The two-room plan on the second floor is modified with a small extra closet situated along the west side of the stair.

The owner states that the house is a wood frame structure. Although the construction is not presently visible, one would expect a building of this date to have fairly heavy timber-framed construction. In the cellar, entered under the main stair, 14" wide log joists, hewn on two sides, are visible.

(Continued)

CONTINUE ON SEPARATE SHEET IF NECESSARY

8 SIGNIFICANCE

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION		
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE		
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE		
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN		
<input checked="" type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER		
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION		
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)		
		<input type="checkbox"/> INVENTION				

SPECIFIC DATES c.1835

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Coddington Farmstead is one of few 18th century land grants in Garrett County to demonstrate continuous occupation, and to retain an architecturally sophisticated building from the early period. While most extant buildings from the early 19th century are small log structures, plainly finished, such as G-IV-C-043, Edward Barnard Farm and G-III-A-049, J. Bunnell Friend Farm, this timber-framed dwelling is comparatively spacious and well-finished. Since few of this buildings' peers have survived, it is not known whether this is a typical or unusual structure for its time. It does, however, represent one aspect of Garrett County's development-the early settlement by Englishmen from the Chesapeake tidewater and mid-Maryland regions.

Moldings finishing the early section of the Coddington house date stylistically no rlier than the 1830's. This suggests that the house was built or remodelled by Samuel Coddington, who bought the farm from William Coddington's estate in 1834. William, a miller, was taxed for the five military lots composing the Coddington farm in 1798. It is not known what his relationship is to Samuel, or whether this is the same Samuel who also appears in the 1798 assessment, owning 2 military lots. In the 1834 sale notice, the property's improvements are described as a "Good Dwelling House, an excellent barn, stables, and so forth." The farm included 180 acres of cleared, fenced, and cultivated land, and "one of the largest and best Apple and Peach Orchards in the county."

The Coddington who built this farmhouse was reflecting a style common in late 18th and early 19th century tidewater Maryland. A long, narrow house one room deep, heated by an exterior stone chimney at either end, of center-hall plan with a room to either side; contrasts sharply with the square, German 3-room plan.

The property transferred to a Frey at some unknown date, then passed from the Frey heirs to Daniel Augustine of nearby Somerset County, PA., in 1871. He probably built the large section of the house that now faces the road. This addition features decorative elements, such as the carved attic window surround and the etched-glass door, seen in other local houses, particularly in Selbysport and Friendsville. This section is typical of well-built houses of the period. It completes a logical building sequence and configuration found in tidewater buildings such as CT-113, Welshpool, in Calvert County.

All interior features except for the mantels remain intact.

CONTINUE ON SEPARATE SHEET IF NECESSARY

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Garrett and Allegany County Records (see title search)

CONTINUE ON SEPARATE SHEET IF NECESSARY

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE

COUNTY

STATE

COUNTY

11 FORM PREPARED BY

NAME / TITLE

Merry Stinson, Historic Sites Surveyor

ORGANIZATION

Maryland Historical Trust/Bureau of Mines

DATE

March 1981

STREET & NUMBER

Shaw House, 21 State Circle

TELEPHONE

301-269-2438

CITY OR TOWN

Annapolis

STATE

Maryland 21401

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature, to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 Supplement.

The Survey and Inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

RETURN TO: Maryland Historical Trust
The Shaw House, 21 State Circle
Annapolis, Maryland 21401
(301) 267-1438

G-II-A-110 Coddington Homestead
(#7 continued)

The east-facing addition includes a shed-roofed porch across the facade. The solid wall at either end of the porch, which just turns the corner, is lit by paired 6-pane windows. Plain square posts support the porch roof. A one-story enclosed addition on the south gable end may have originated as an open porch. One-over-one sash windows framed in plain flat boards capped by a drip molding light the house. The facades second-story bay above the central entrance is unfenestrated. Gothic-arched windows framed in elaborate trim, similar to those in nearby Selbysport, light the attic in either gable end. At the north end of the west side, an elaborate door opens under the original building's porch. A central pane of etched glass depicts an elk. A cellar entrance appears at the west end of the north side.

A central stove-flue chimney heats the house. The interior has been substantially altered.

The barn stands c. 500 yards east of the house.

Allegany Co. Equity #150 Benjamin Coddington to Jacob Clemmer (about 1829)

Dear Sr

I received your letter by the hand of Mr Danniel Friend. I am happy to hear you are all well and must inform you that through the kind hand of providence we are all well at present I received a letter a Short time past from you and answered it by Mr. Jacob Bugh and Whether you get it or not I will answer this one two, you Stated in your last that you did not know what kind of a gaime they was a playing about the old place I hope they intend to play an honest game or not any but it don't look much like it, in John Comeing and trying to Sell his part without letting the rest of the heirs know what he was doing You State that Smous Says it is not a good place and it is worn out if it is worn out it is verry lately and for the want of good acconemy in the farming and as to the goodness of it, that I Expect wood doe very well if it was but his own and had got it that is the hool of it from John for 500 dollars but I think he will pay more then that or leave the primesis next Spring and as to the renting of it I am not able to Say what it Should be but I wish you to inform your Self what it is worth and wright to me I fear our agent is treachious in the game but you need not let him know my oppinion on the Subject you Say I had better git a decree this I am willing to and wrote to Mr Howard more than six months past but has Never Received no answer and I concluded that John and Potter had objected to a decree so hard that there could be no decree obtained I Sent the Names of my Sisters Children to Mr Howard at the Same time and now I will take you at your offer and thank you beside Satisfying you in any Reasonable Compensation that I can send there names and ageis

--names & birthdates of Elizabeth Potter's 7 children--

Now I will inform you of their Mariagees I don't know that is is of any youse to Say anything about Benjamin's mariage But he is married to Phebe (Y or G?) Squier the other boys is not married Hannah is married to Samuel Lee and Rhoda is Married to Moses Morehouse the rest is not married I Expect for this is the way Potter Stated to me him Self Now if you please See Some lawyer that will Execute this Business the best and the Cheapist and git them as low as you possobly Can I think Mr Howard Said he Could doe the beusiness for me for 20 dollars if he did not go on to Sell and that part I will atten to my Self if you will let me Know when ther is a decree if their is anything more wanting write immediately and give me directions how I must proceed further

You Said Something about Sending me Some money if I wood give you directions if Mr Jacob Bugh Calls to See you you may depend on him to Send as much as you please by him and if no other opportuneity Sews Wright a letter to me take the letter and the money and go to the post master and let him See you put the money in the letter in the presents of one or more witness then Seal up your letter and Start it

Benj Coddington

Chain of Title

G-II-A-110
Coddington Homestead

116/394 Grantee: George W. and Virginia D. Lohr (wife) Garrett County
4/19/1951 Grantor: Ross and Pauline Selby (wife), Garrett County
 Consideration: \$13,000
 Acreage: 156 and 25

Notes:¹ ML #3289, 3290, 3291, 3292, 3293 50 a. ea. "Frey Farm"
Two parcels previously sold: leaves 156 ac.

² Part of "Frazee's Choice" granted by MD to Samuel
K. and William H. Frazee, January 14, 1889 resurveyed
on ML #3303 (adjoins 3289) both properties from
Ernest N. Selby, February 24, 1944 AGR 132/519

AGR 132/519 Grantee: Ross and Pauline (wife) Selby, Garrett County
2/24/1944 Grantor: Ernest N. and Lizzie M. Selby, Garrett County
 Consideration and Acreage: 181 ac. conveyed to Ernest N.
Selby by Neil Fraley, trustee, January 29, 1940 122/95

122/95 Grantee: Ernest Selby, Garrett County
1/29/1940 Grantor: Neil C. Fraley, Trustee, Garrett County
 Consideration: \$4,500

Notes: Circuit Court case Charles Hilleary Hone vs Woodrow
Hone: land ordered sold November 6, 1939, sold
on December 9, 1939 (Equity #3530).

¹ 156 ac. to William F. Hone from Jasper Augustine,
April 10, 1903 EZT 49/542

² 25 ac. to William F. Hone from Samuel K. Frazee
September 6, 1911 EZT 62/276

NOTE: Equity #3530 - sale ad mentions dwelling house, barn,
and other outbuildings.

TRACT 1
EZT 49/542 Grantee: William F. Hone, Garrett County
4/10/1903 Grantor: Jasper and M. Maud Augustine, Fayette County, PA
 Consideration: \$4,000
 Acreage: 156 ac.

Notes: Conveyed to Daniel Augustine from Charlotte Frey
April 22, 1871 33/478 Allegany County

Allegany County
33/478 Grantee: Frey Heirs
4/22/1871 Grantor: David Augustine, Somerset County, PA
 Consideration: \$4,500

Notes: ML #3289, 3290, 3291, 3292, 3293 same as conveyed to
Samuel Coddington by Jacob Clemmer, trustee June 3,
1839 W/-10-611.

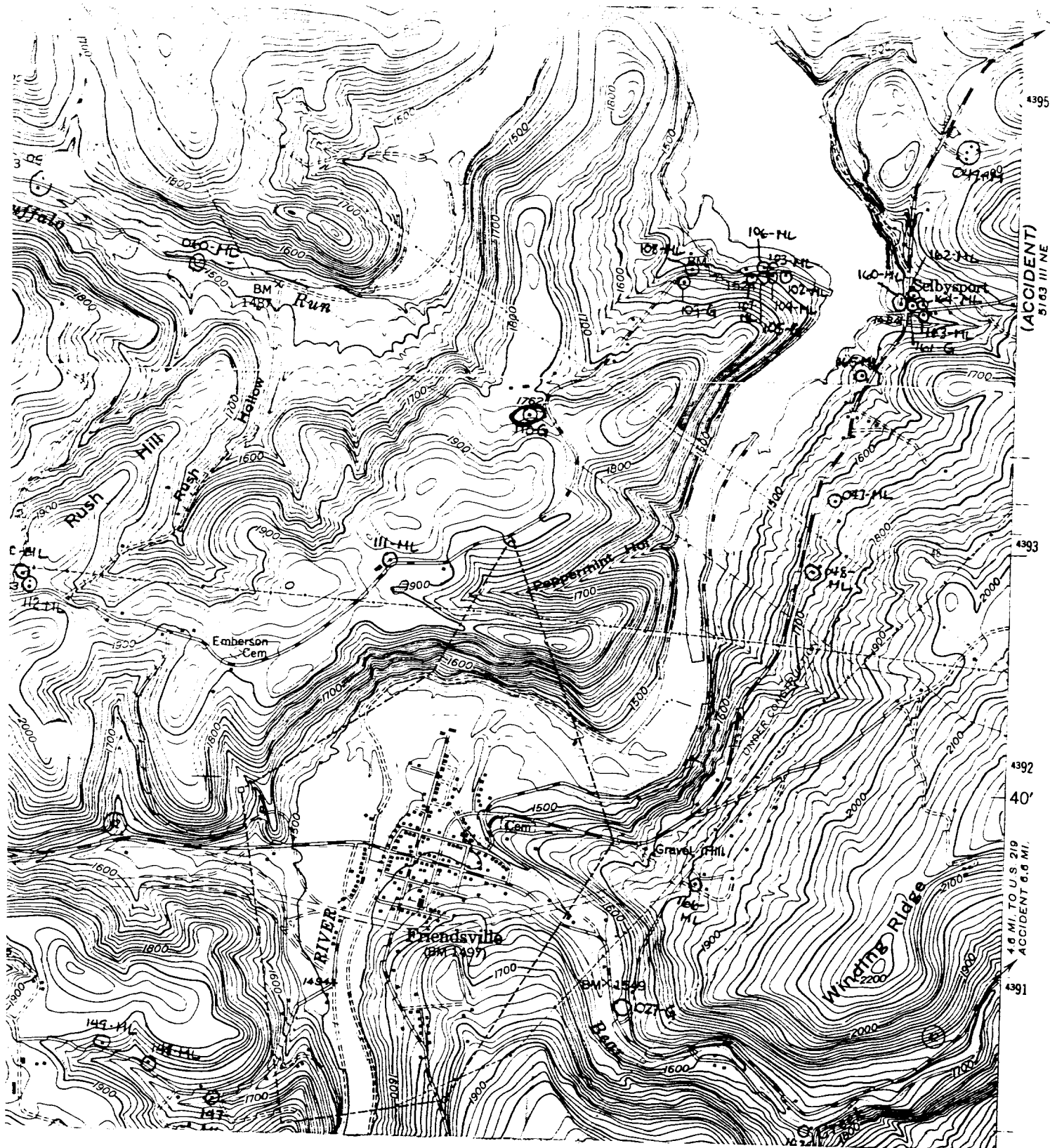
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Chain of Title
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W/610 Allegany County Equite Court, October 14, 1829: Jacob
June 3, 1839 Clemmer appointed to sell William Coddington's estate
\$1,800 March 1, 1834: farm sold at auction for \$1,800 to
 Samuel Coddington (same 5 lots).

Equity case #150 1:P416
208

TRACT 2
Ezt 62/276 Grantee: William F. Hone
9/16/1911 Grantor: Samuel K. Frazee(widower)
 Acreage: 25 ac.

Notes: Part of "Frazee's Choice"



Friendsville, MD-PA-WV
 USGS 7.5 minute series
 Scale-1:24,000
 1947; photorevised 1974

Site #: G-II-A-110
 Coddington Homestead
 Old Morgantown Road
 west side, approx. 1 mile
 southwest of Selbysport



G-II-A-110
Coddington Homestead
Garrett Co., MD
Merry Stinson 9/9/80
NW elev.

FIGURE 92.



G-II-A-110

Coddington Homestead

Garrett Co., MD

Merry Stinson 9/9/80

SE elev; Facade-NE elev.



G-II-A-110

Coddington Homestead

Garrett Co., MD

Merry Stinson 9/9/80

Door-SW elev.



G-II-A-110

Coddington Homestead

Garrett Co., MD

Merry Stinson 9/9/80

SW & SE elevs.



G-II-A-110

Coddington Homestead

Garrett Co., MD

Merry Stinson 9/9/80

Barn-N elev.